



TOWN OF LOS GATOS
COMMUNITY DEVELOPMENT DEPARTMENT

110 E. Main Street
Los Gatos, CA 95030

PAID
OCT 04 2021
TOWN OF LOS GATOS

APPEAL OF THE DECISION OF
DIRECTOR OF COMMUNITY DEVELOPMENT

BP32514

PLEASE TYPE or PRINT NEATLY

I, the undersigned, do hereby appeal a decision of the DIRECTOR OF COMMUNITY DEVELOPMENT as follows:

DATE OF DECISION: 9/23/21

PROJECT/APPLICATION: 103 Tait Avenue

LOCATION: 103 Tait Avenue, Los Gatos
Pursuant to the Town Code, any interested person as defined in Section 29.10.020 may appeal to the Planning Commission any decision of the Director.

Interested person means:

- 1. Residential projects. Any person or persons or entity or entities who own property or reside within 1,000 feet of a property for which a decision has been rendered, and can demonstrate that their property will be injured by the decision.
2. Non-residential and mixed-use projects. Any person or persons or entity or entities who can demonstrate that their property will be injured by the decision.

LIST REASONS WHY THE APPEAL SHOULD BE GRANTED:

See Attached

IMPORTANT:

- 1. Appeal must be filed within ten (10) days after the date of mailing of written notification of the decision. If the tenth (10th) day is a Saturday, Sunday, or Town holiday, then the appeal may be filed on the workday immediately following the tenth (10th) day, usually a Monday.
2. The appeal shall be set for the first regular meeting of the Planning Commission which the business of the Planning Commission will permit, more than five (5) days after the date of the filing of the appeal. The Planning Commission may hear the matter anew and render a new decision in the matter.
3. You will be notified, in writing, of the appeal date.
4. Contact the project planner to determine what material is required to be submitted for the public hearing.

RETURN APPEAL FORM TO COMMUNITY DEVELOPMENT DEPARTMENT

PRINT NAME: Kristi Ballou SIGNATURE: Kristi Ballou
DATE: 10/4/21 ADDRESS: 103 Tait Ave
PHONE: 408 656-1203 EMAIL: kmballou7@gmail.com

OFFICE USE ONLY

DATE OF PLANNING COMMISSION HEARING:
COMMISSION ACTION: 1. DATE:
2. DATE:
3. DATE:

PLAPPEAL \$ 221.00 Residential
PLAPPEAL \$ 882.00 Commercial
PLAPPEAL \$ 90.00 Tree Appeals

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Property is located on the busy corner of Tait Ave and Bean Ave across from Saint Mary's Church.

Maximize small backyard (accessed from Bean) as property is a small corner lot (6,275 sf) with minimal front yard and fully exposed side yard.

Security is a paramount concern due significant vehicle and foot traffic in the Almond Grove District, adjacent to St Mary's Church and just two blocks from Santa Cruz Avenue.

Having a private backyard / rear porch for the same reasons above.

Lastly, Our request is line with other properties in our neighborhood on corner lots.

- Provide any specific security issues that have occurred.**
Since we do not have privacy fencing currently at our home, I have been surprised once or twice since we moved in to the home May 2020 by 2 different individuals walking into our back yard/driveway toward our back porch to look at our home. They were well onto our property / to the back porch . It was startling to say the least when I walked out my back door and saw someone standing there like it was public property or a parking lot. Also, right after we moved in (May 26th to be exact) was an attack by an armed gunman traveling in a car on Bean Avenue. A masked man got out of his car at 12:10pm and hit my neighbor in the face with a gun while trying to steal her purse.
- Describe how alternative fence placement/heights that adhere to the fence regulations create an undue hardship:**
We have a small lot and would like to maximize the privacy space in our back yard. If we follow the guidelines the town is asking, we are reducing our private usable space considerably.
- Provide examples of other properties in the neighborhood on corner lots in a similar situation that have fencing similar to what you are requesting. Photos are helpful.**
See attached photos.
- Address staffs' concerns related to the pedestrian safety issue created by the proximity of the fencing and vehicular gate to the sidewalk and street.**
I think whether it's 18' or 12' or 6', 3' pedestrian safety is always a concern. Our current plan is a gate which opens slowly so to allow for a car to approach the sidewalk and then proceed with caution to the street after looking both ways as we always do when backing out of our driveway.
- A special circumstance exists, including lot size or configuration, where strict enforcement of these regulations would result in undue hardship.**
Location and height of fence provide security to our property along the bean avenue side. Due to our small lot being on the corner we have a unique circumstance.







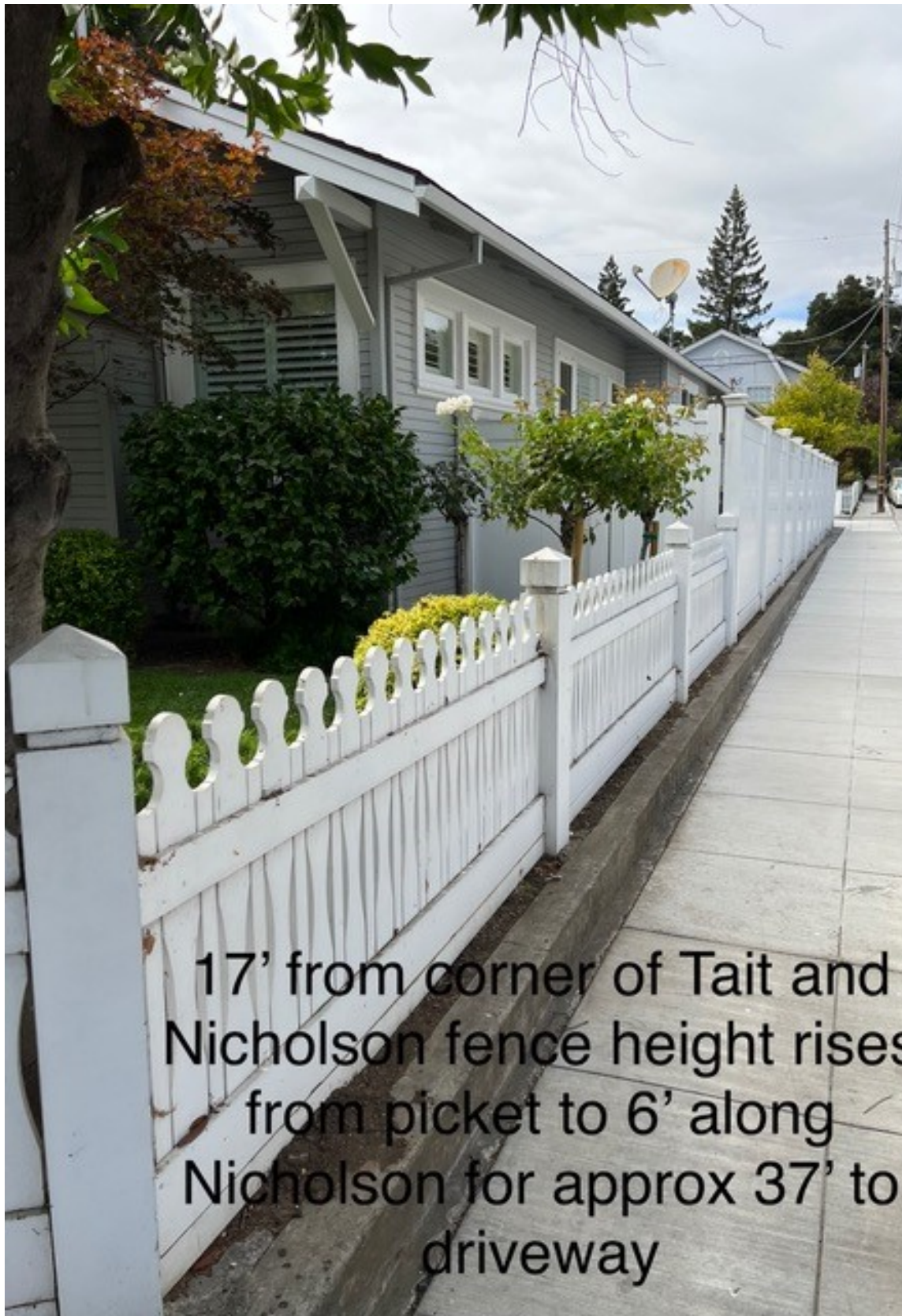
Corner of Tait and
Bachman ...picket
fence along Tait Ave
and then at 21' from
corner fence height
rises to 6'



21 feet from corner of
Tait and Bachman
photo taken on Tait
Ave



10 feet from street onto
property at driveway
Tait Ave

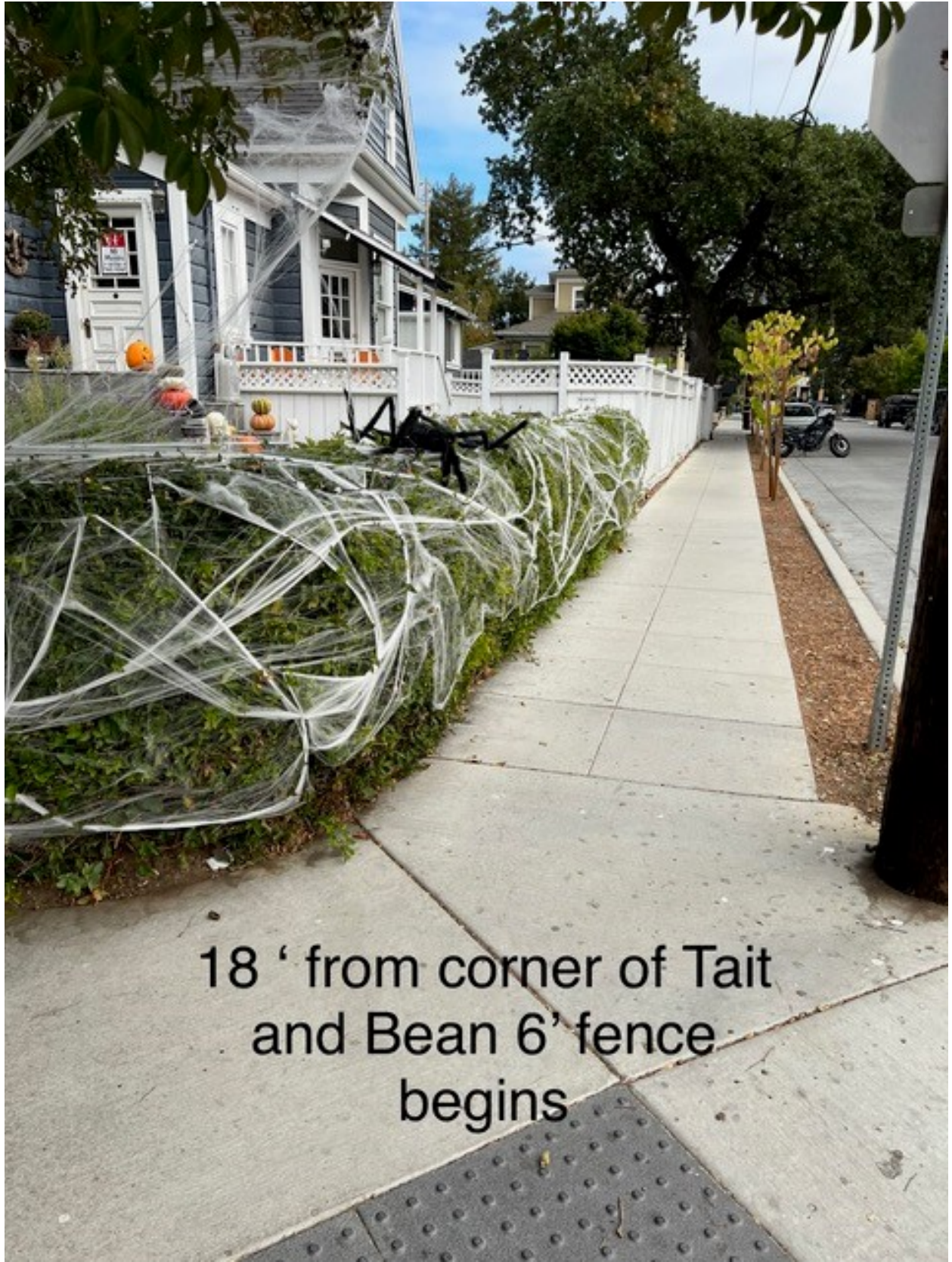


17' from corner of Tait and
Nicholson fence height rises
from picket to 6' along
Nicholson for approx 37' to
driveway



15' from street to
garage door





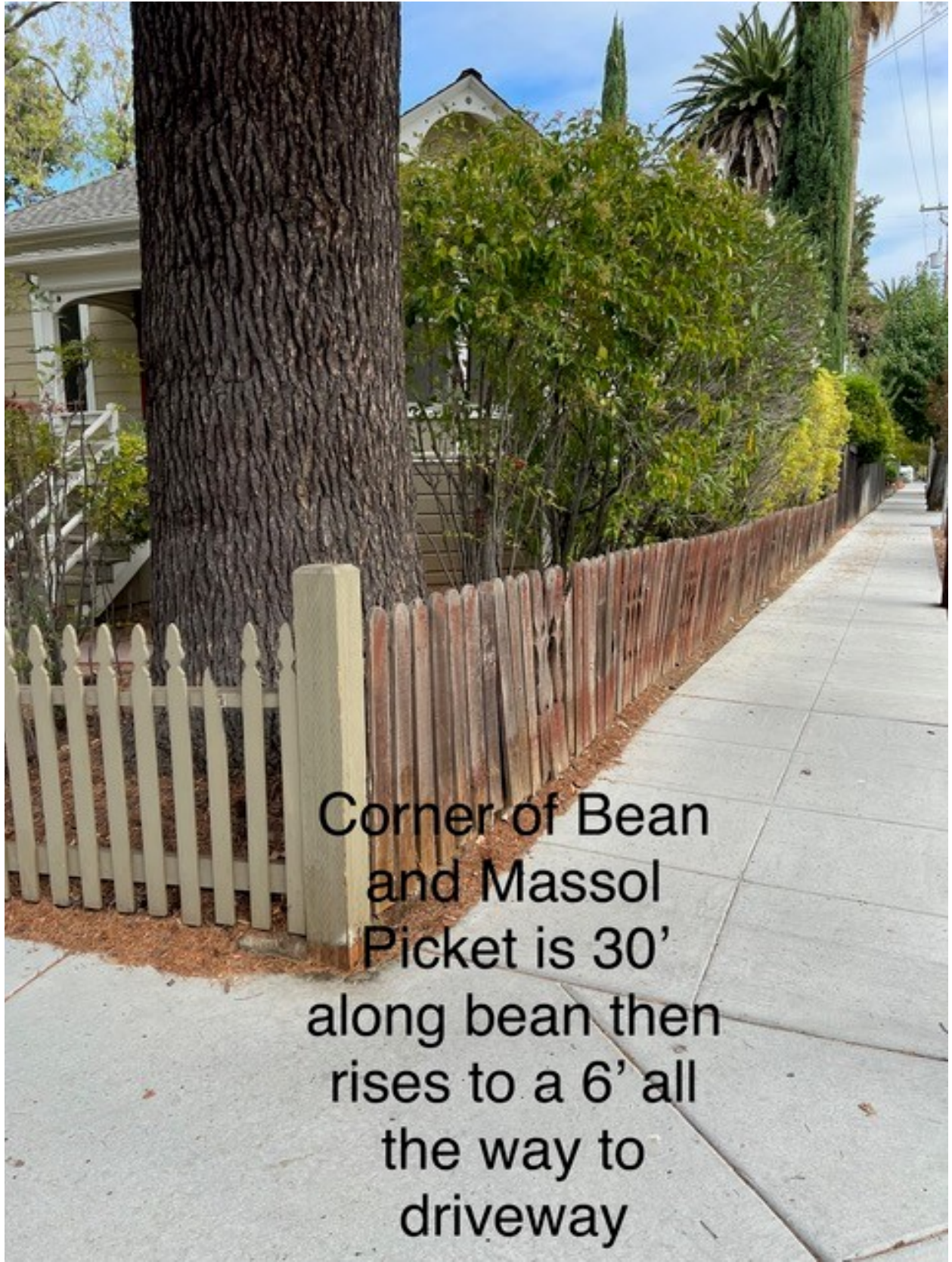
18 ' from corner of Tait
and Bean 6' fence
begins



45' of fence in front of
driveway extending along
Bean toward corner
Fence is in front of driveway



6' fence bean Avenue
From driveway to picket
fence which is 30' to
corner



Corner of Bean
and Massol
Picket is 30'
along bean then
rises to a 6' all
the way to
driveway